

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller

March 20, 2024

Fred Arfman, PE  
Isaacson & Arfman, Inc.  
128 Monroe St NE  
Albuquerque NM 87108

**Re: Menaul Donut Shop  
Civil Site Plan  
Engineer's Stamp 2-23-24 (H19D094)**

Dear Mr. Arfman,

The TCL submittal received 3-19-24 is approved for Building Permit by Transportation. A copy of the stamped and signed plan will be needed for each of the building permit plans. Please keep the original to be used for certification of the site for final C.O. for Transportation.

When the site construction is completed and an inspection for Certificate of Occupancy (C.O.) is requested, use the original City stamped approved TCL for certification. Redline any minor changes and adjustments that were made in the field. A NM registered architect or engineer must stamp, sign, and date the certification TCL along with indicating that the development was built in "substantial compliance" with the TCL. Submit this certification, the TCL, and a completed Drainage and Transportation Information Sheet to the [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov) for log in and evaluation by Transportation.

Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3690.

Sincerely,

*Curtis A Cherne*

Curtis Cherne, P.E.  
Senior Engineer, Planning Dept.  
Development Review Services

C: File

## Cherne, Curtis

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**From:** Justin Simenson <thors@iacivil.com>  
**Sent:** Tuesday, March 19, 2024 11:35 AM  
**To:** Cherne, Curtis  
**Subject:** Re: Menaul Donut Shop-H19D094-TCL Approval  
**Attachments:** CC-100 CIVIL SITE PLAN.pdf; CC-501 CIVIL DETAILS.pdf; CC-100 CIVIL SITE PLAN.pdf

[EXTERNAL] Forward to [phishing@cabq.gov](mailto:phishing@cabq.gov) and delete if an email causes any concern.

Good morning Curtis,

We received a comment that the TCL needed to be re-reviewed and approved because made some minor revisions to the parking along the east side of the building.

Is this correct or are these changes just handled as redline markups during the TCL certification?

Attached is the current Civil Site Plan and Detail for comparison to the approved TCL.

Thank you.

**Justin Thor Simenson**  
**President**  
**Isaacson & Arfman, Inc.**  
Civil Engineering Consultants  
128 Monroe St. N.E.  
Albuquerque, NM 87108  
Office: (505)268-8828  
Mobile: (505)299-6982

On Thu, Feb 1, 2024 at 1:10 PM Justin Simenson <[thors@iacivil.com](mailto:thors@iacivil.com)> wrote:  
Received, thank you.

**Justin Thor Simenson**  
**President**  
**Isaacson & Arfman, Inc.**  
Civil Engineering Consultants  
128 Monroe St. N.E.  
Albuquerque, NM 87108  
Office: (505)268-8828  
Mobile: (505)299-6982

On Thu, Feb 1, 2024 at 12:20 PM Cherne, Curtis <[CCherne@cabq.gov](mailto:CCherne@cabq.gov)> wrote:

Justin,

Good afternoon.

Please see attached approval letter and stamped plans for the above referenced project.



**CURTIS CHERNE, P.E.**

senior engineer

o 505.924.3986

e [ccherne@cabq.gov](mailto:ccherne@cabq.gov)

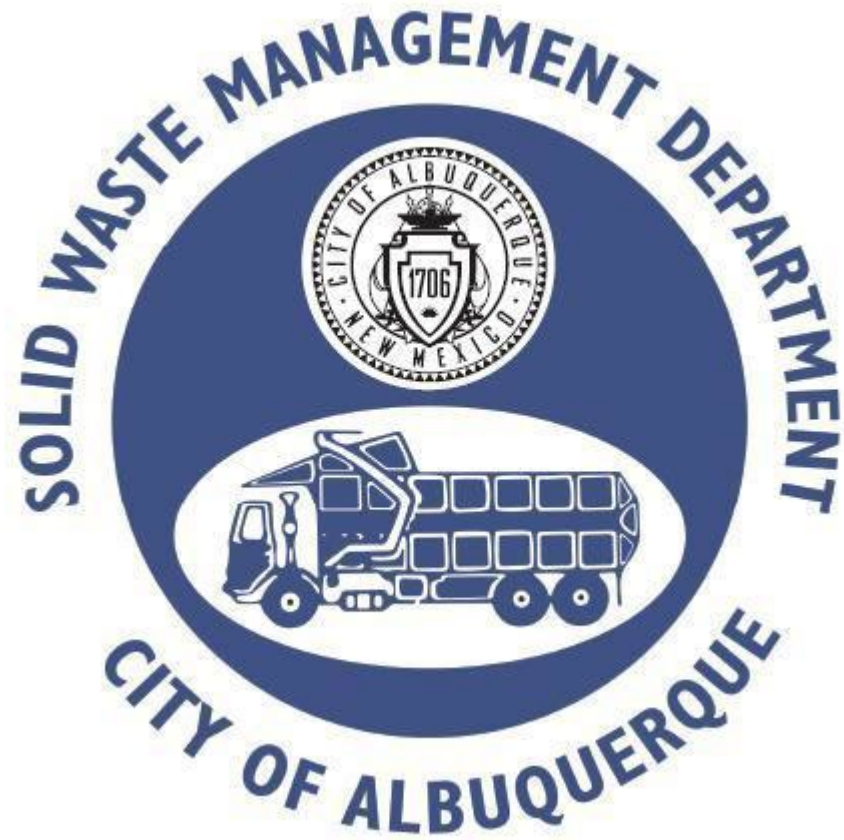
[cabq.gov/planning](http://cabq.gov/planning)



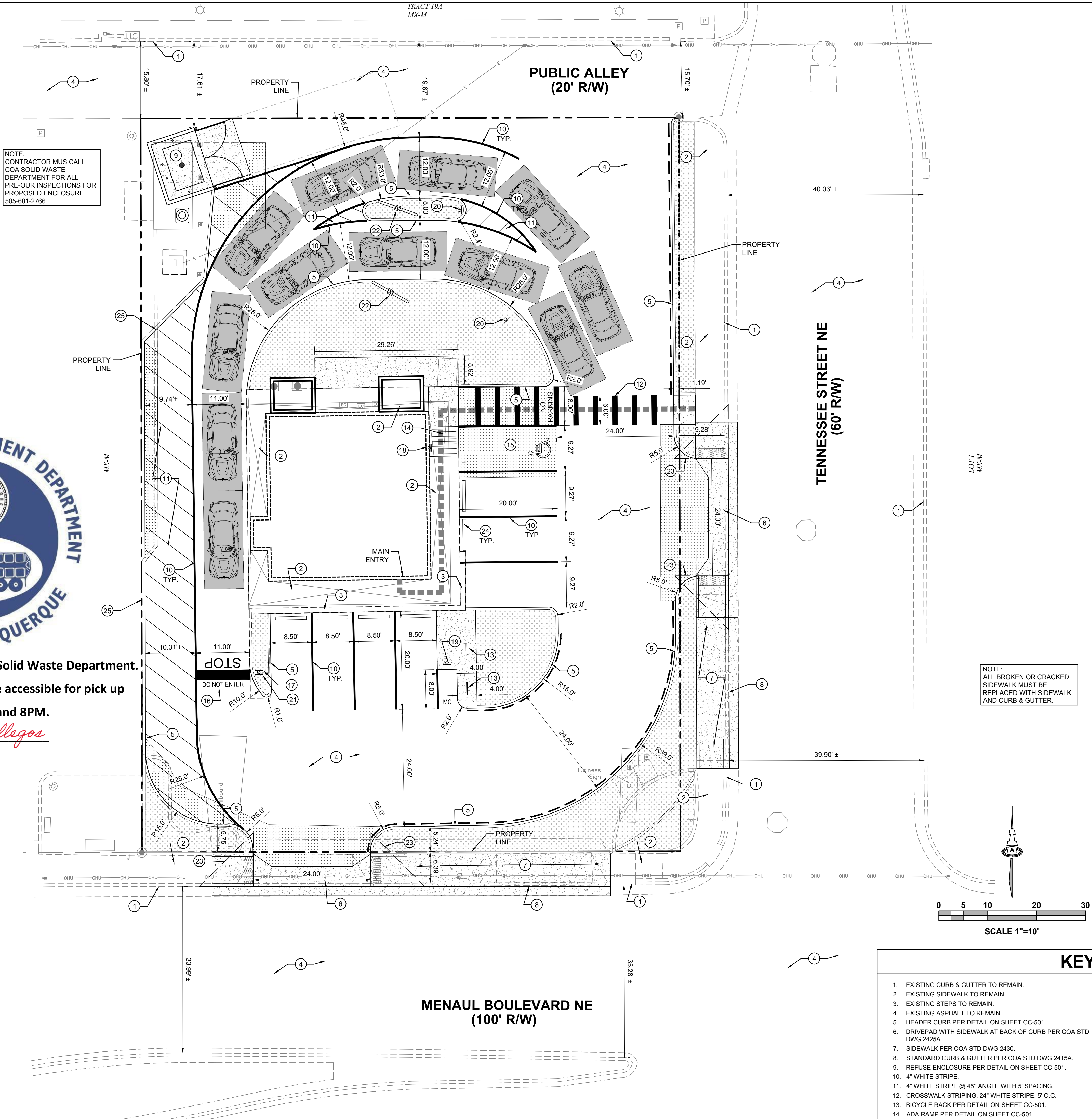


TRAFFIC CIRCULATION  
LAYOUT APPROVED

*Curtis A. Charne* 3-20-24  
Signed Date



Approved for access by the Solid Waste Department.  
All containers must be made accessible for pick up  
between the hours of 5AM and 8PM.  
Reviewer: *Herman Gallegos*  
Date: 03-12-24  
\*\*Recycle Declined\*\*



PROJECT INFORMATION	
LEGAL DESCRIPTION: TRACT A, BLOCK 2, SOMBRA DEL MONTE	
SITE AREA: 0.3788 ACRES	
ZONING: MX-M	
BUILDING CALCULATIONS: 1,170 SF	
PARKING CALCULATIONS: (PER IDO TABLE 5-5-1: BAKERY GOODS OR CONFECTIONERY SHOP)	
REQUIRED:	
VEHICLE: 4 SPACES (4 SPACES / 1,000 SF GFA) (1 ADA VAN SPACE)	
MOTORCYCLE: 1 SPACE	
BICYCLE: 3 SPACES	
PROVIDED:	
VEHICLE: 8 SPACES (1 ADA VAN SPACE)	
MOTORCYCLE: 1 SPACE	
BICYCLE: 3 SPACES	

- ### GENERAL NOTES
- DIMENSIONS ARE TO FACE OF CURB, OR WALL, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
  - ALL CURB RADII ARE 2' UNLESS OTHERWISE NOTED.
  - CURBS AND ACCESSIBLE RAMPS WILL BE DESIGNED AND BUILT ACCORDING TO THE CITY OF ALBUQUERQUE STANDARDS.
  - STREETS, PARKING SPACES AND ASSOCIATED DRIVES TO BE ASPHALT UNLESS NOTED OTHERWISE.
  - LANDSCAPE AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. SIGNS, WALLS AND PLANTING BETWEEN 3 FEET AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE PERMITTED IN THE CLEAR SIGHT TRIANGLE.
  - ALL LIGHTING SHALL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM RESIDENTIAL DISTRICTS AND SHALL BE FULLY SHIELDED TO COMPLY WITH THE NM NIGHT SKY PROTECTION ACT AND IDO SECTION 14-16-5-8 OUTDOOR LIGHTING. MAXIMUM HEIGHT FOR LIGHT POLES SHALL BE 16 FEET TALL.

LEGEND	
	ADA SPACE
	PEDESTRIAN CROSS WALK
	ADA PATHWAY
	NEW PAVEMENT
	LANDSCAPE AREA
	BIKE RACK
	DRIVE THRU QUEUE SPACE
	PROPERTY LINE
	FIRELANE (RED) "NO PARKING"
	NEW CONCRETE

- ### KEYED NOTES
- EXISTING CURB & GUTTER TO REMAIN.
  - EXISTING SIDEWALK TO REMAIN.
  - EXISTING STEPS TO REMAIN.
  - EXISTING ASPHALT TO REMAIN.
  - HEADER CURB PER DETAIL ON SHEET CC-501.
  - DRIVEPAD WITH SIDEWALK AT BACK OF CURB PER COA STD DWG 2425A.
  - SIDEWALK PER COA STD DWG 2430.
  - STANDARD CURB & GUTTER PER COA STD DWG 2415A.
  - REFUSE ENCLOSURE PER DETAIL ON SHEET CC-501.
  - 4" WHITE STRIPE.
  - 4" WHITE STRIPE @ 45° ANGLE WITH 5' SPACING.
  - CROSSWALK STRIPING, 24" WHITE STRIPE, 5' O.C.
  - BICYCLE RACK PER DETAIL ON SHEET CC-501.
  - ADA RAMP PER DETAIL ON SHEET CC-501.
  - ADA PARKING PER DETAIL ON SHEET CC-501.
  - 24" WIDE PAINTED STOP BAR, "STOP" PAINTED IN 24" LETTERS, AND "DO NOT ENTER" PAINTED IN 12" LETTERS.
  - SITE SIGNAGE: STOP SIGN PER DETAIL ON SHEET CC-501.
  - SITE SIGNAGE: VAN ADA PARKING PER DETAIL ON SHEET CC-501.
  - SITE SIGNAGE: MOTORCYCLE PARKING PER DETAIL ON SHEET CC-501.
  - SITE SIGNAGE: "DRIVE-THRU ENTRY" BY OTHERS.
  - SITE SIGNAGE: "DRIVE-THRU EXIT ONLY" BY OTHERS.
  - REFUSE ENCLOSURE/MENU & RELATED EQUIPMENT BY OTHERS.
  - MINI CLEAR SIGHT TRIANGLE. SEE GENERAL NOTE E.
  - WHEEL STOP PER DETAIL ON SHEET CC-501.
  - HEADER CURB-RETAINING PER DETAIL ON SHEET CC-501.

Isaacson & Arfman, Inc.  
Civil Engineering Consultants

128 Monroe Street NE  
Albuquerque, NM 87108  
505-266-8828 | www.iacivil.com

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FRED C. ARFMAN  
NEW MEXICO  
7322  
REGISTERED PROFESSIONAL ENGINEER  
02/13/24

Engineer

MENAU DONUT SHOP

7717 MENAUL BLVD,  
ALBUQUERQUE NM

DESIGN	ISSUE	PROJECT NUMBER	FILE	DRAWN BY	CHECKED BY	DATE
DEVELOPMENT		IA 2651				

No	Date	Description

SHEET TITLE

CIVIL SITE PLAN

SHEET NUMBER

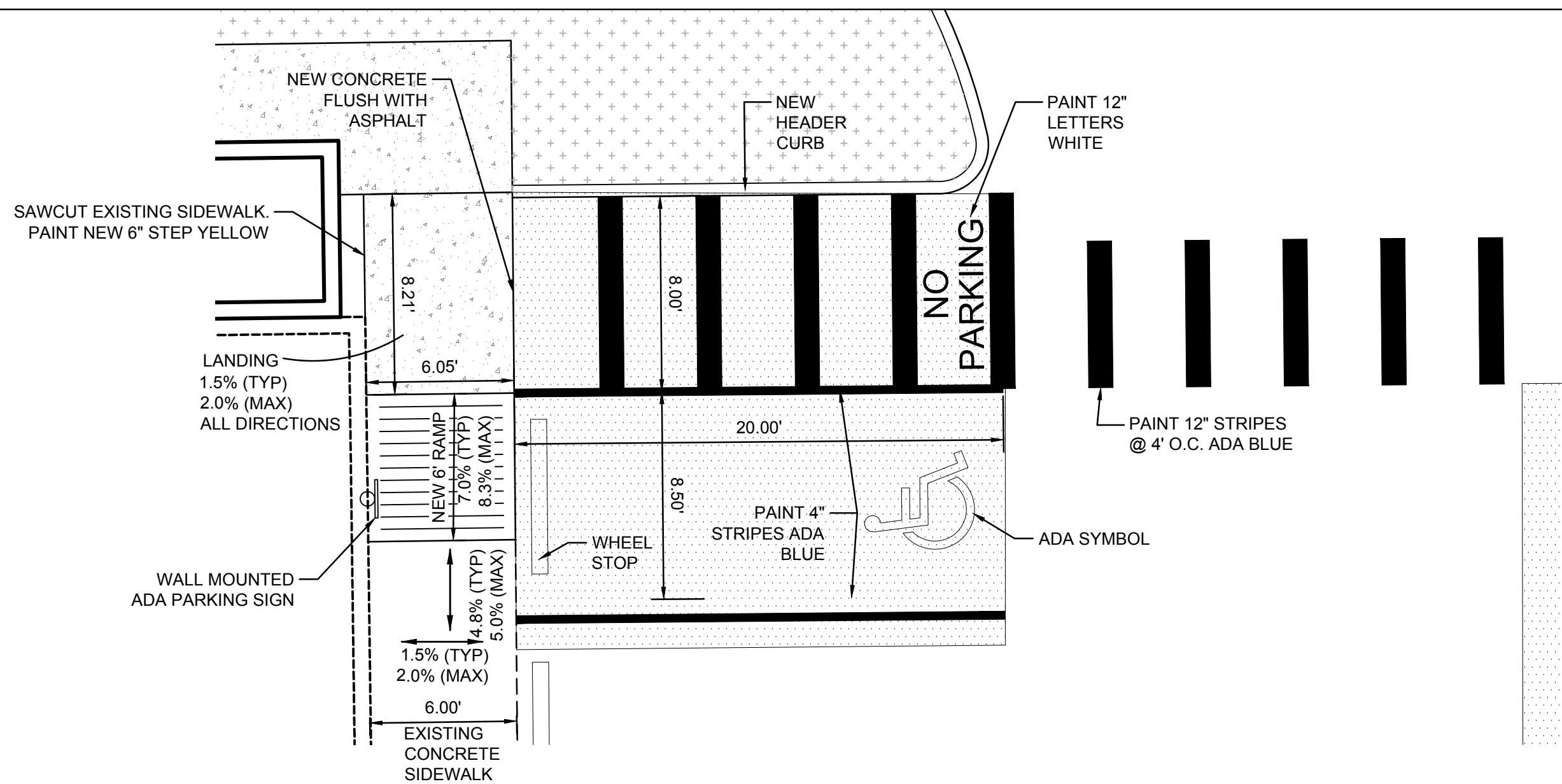
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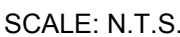
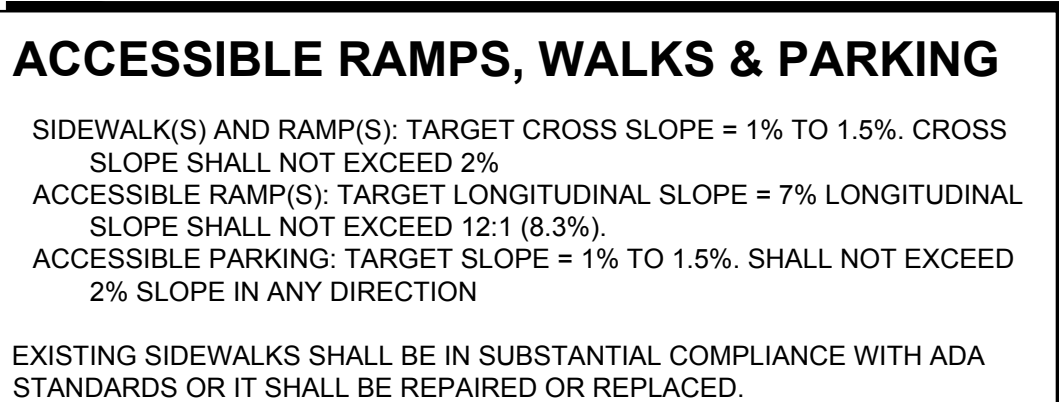


NOTE:  
UNLESS OWNER APPROVED EQUAL IS SELECTED, PROVIDE 8" SPLIT  
FACED CMU WALL 6' HIGH. ENTIRE ENCLOSURE INCLUDING COLOR  
TO MATCH BUILDING.

SCALE: N.T.S.



SCALE: N.T.S.



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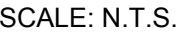
1. CONTRACTION / CONTROL JOINTS @ 6' MAX.
2. 1/2" EXPANSION JOINTS 24' O.C.
3. REQUIRES FULL FORM ON ALL FACES.
4. 3/8" RADII AT ALL EXPOSED EDGES.



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SCALE: N.T.S

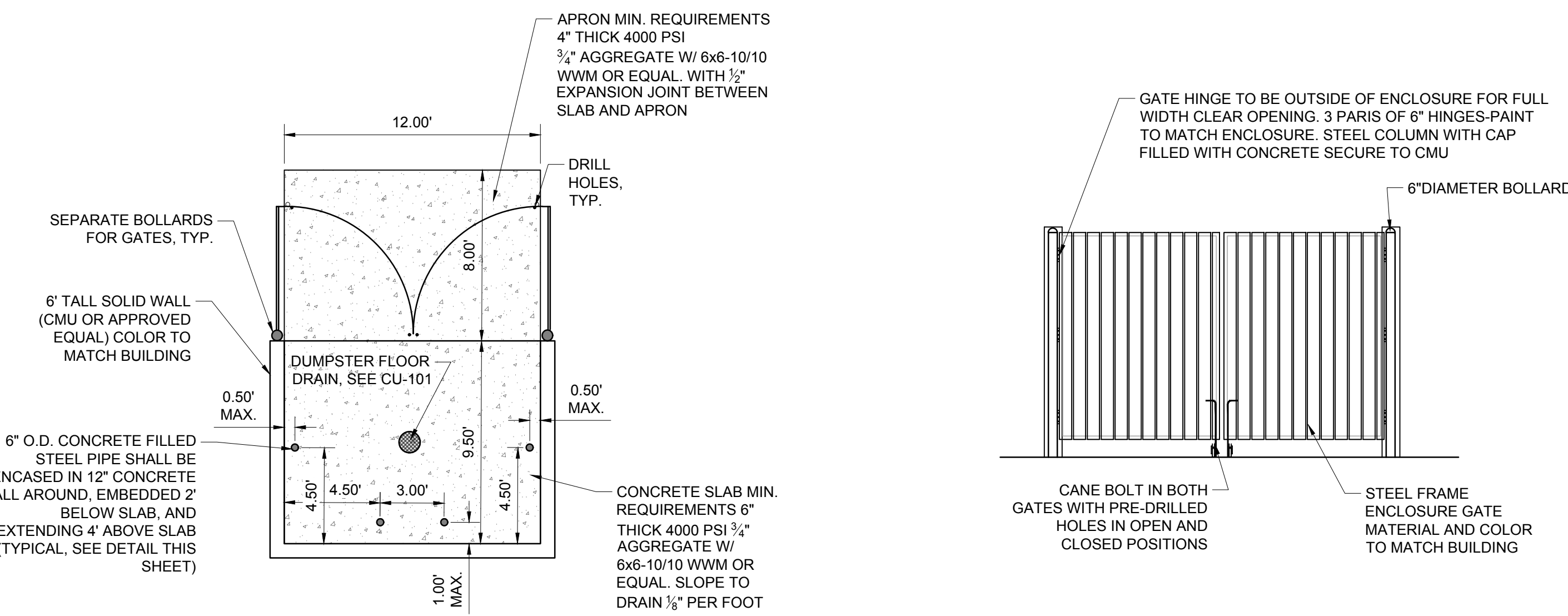
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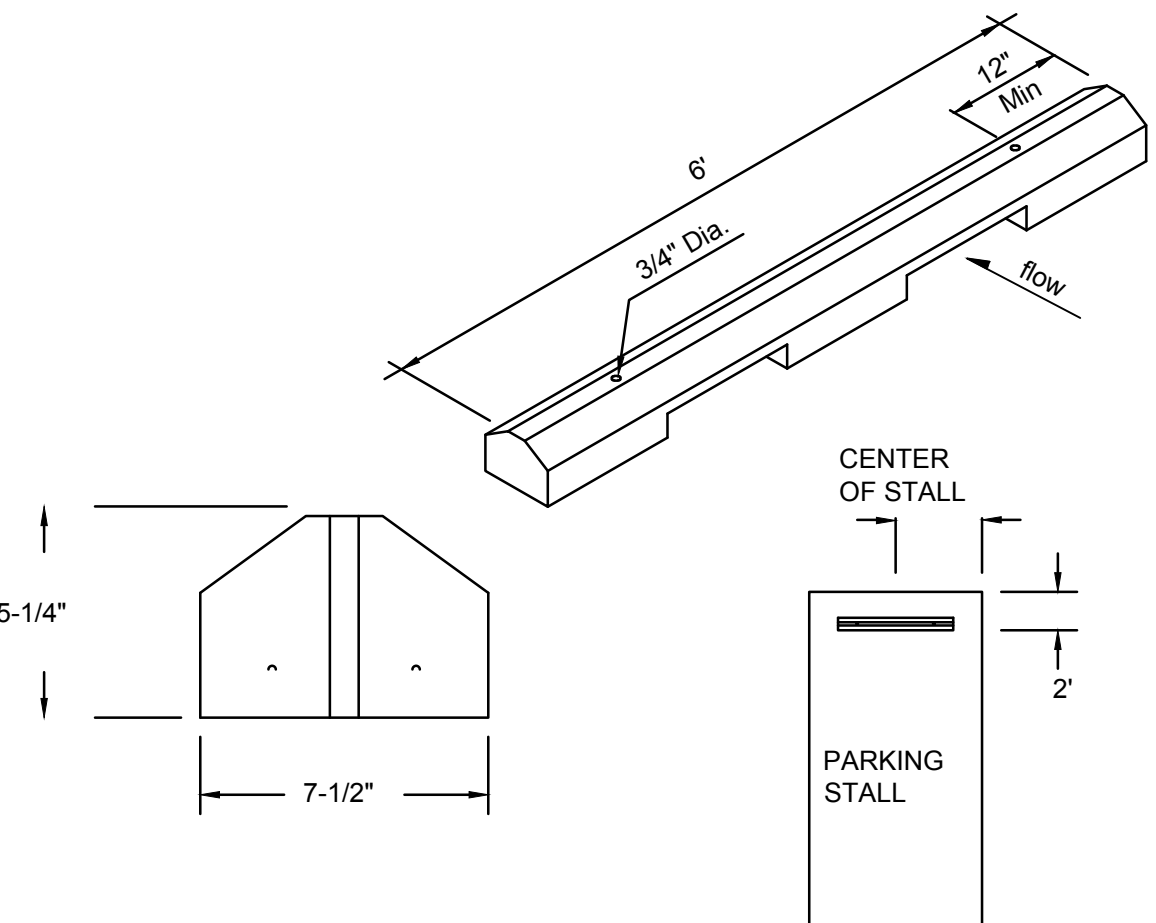
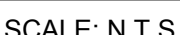


SCALE: N.T.S.



SCALE: 1"=5'

## SCALE: N.T.S.



### SCALES

- ### CONSTRUCTION NOTES
1. WHEEL STOPS TO BE PLACED 2' BACK, CENTERED IN THE PARKING STALL. WHEEL STOPS CAN BE PAINTED IN A CONTRASTING COLOR SUCH AS GRAY, YELLOW OR BLACK.
  2. BLUE SHALL BE USED FOR HANDICAP PARKING STALLS.
  3. INSTALL EACH WITH TWO DOWELS PER MANUFACTURERS SPECIFICATIONS.